



TURNKEY OCEAN-ADJACENT OFFICE CONDO OFF A1A IN INDIAN HARBOUR BEACH

**2194 JIMMY BUFFET MEMORIAL HWY
UNITS # 102, 103, & 104,
INDIAN HARBOUR BEACH, FL 32937**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

OFFERED AT:
\$450,000

- **Building Size: ±2,800 SF**
- **Year Built: 1985**
- **Zoning: Commercial / Office**
- **Current Use: Medical / Professional Office**
- **Parking: 21 Surface Spaces**
- **Flood Zone: X (verify)**
- **Condo Fee: \$1,450**
- **Management: Vesta Property Services**
- **Tax Record: Condominium, 2715328, 2715329, & 2715330 Brevard County**
- **Personal Property: Machinery/equipment available for additional \$20,000**





PROPERTY OVERVIEW

Turnkey ±2,800 SF office condo located in the well-maintained Atlantis Professional Center, just north of Eau Gallie Blvd and steps from the ocean. Prime first-floor SW corner unit with excellent visibility and abundant nearby parking. Perfect for medical, dental, massage, or professional office use.

PROPERTY HIGHLIGHTS

- *Reception & waiting area*
- *Six offices/exam rooms*
- *X-ray room with shielding*
- *Kitchen & multiple half baths*
- *Central HVAC & abundant natural light*
- *Shared tropical atrium & glass elevator*
- *24-hour access & professional signage*



INTERIOR- EXAM ROOMS/ PRIVATE OFFICE SPACE



INTERIOR- OPEN WORK SPACE/ PRIVATE ROOMS

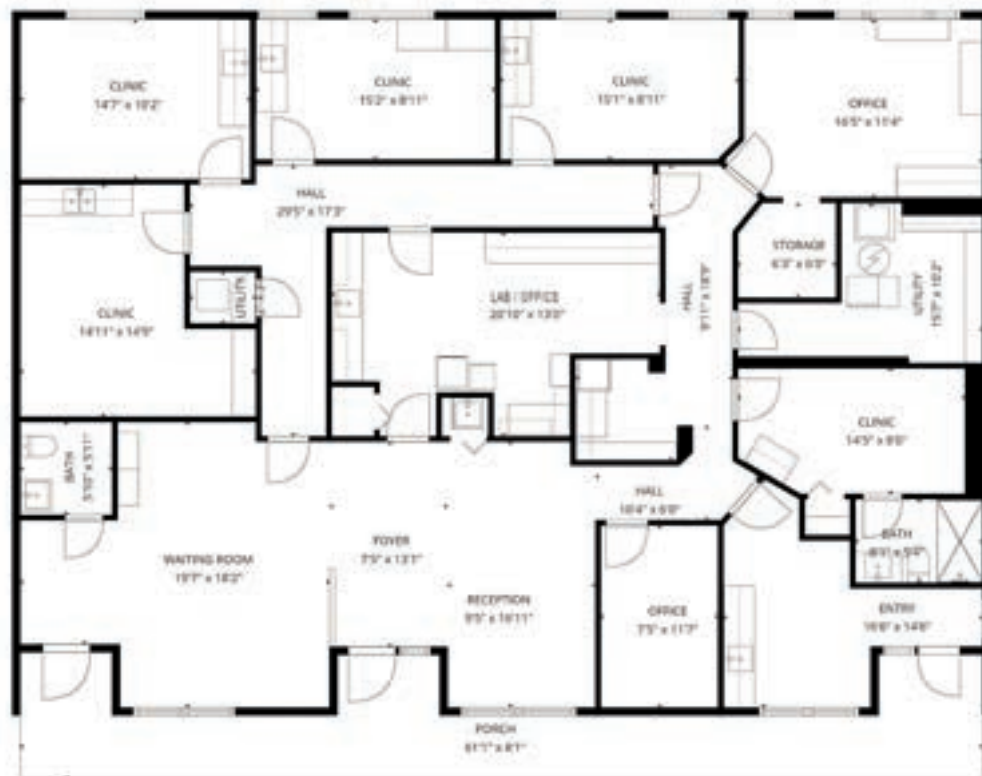


INTERIOR- OPEN WORK SPACE/ PRIVATE ROOMS















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SCAN FOR LISTING WEBSITE

EXCLUSIVELY LISTED BY:

JOHN CURRI

Realtor®

Owner/CEO

321-961-4487

john@curriproperties.com

